

Fill in this information to identify the case:

Debtor 1 William Ollie Gay, Jr.
Debtor 2 Karen Gay
United States Bankruptcy Court for the: District of South Carolina
Case number: 19-02869-hb

Official Form 410S1

Notice of Mortgage Payment Change

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment is due. See Bankruptcy Rule 3002.1.

Name of creditor: MTGLQ Investors, L.P.

Court claim no. 4
(if known):

Last 4 digits of any number you use to identify the debtor's account: 4470

Date of payment change: 06/05/2020
Must be at least 21 days after date of this notice

New total payment: \$905.52
Principal, interest, and escrow, if any

Part 1: Escrow Account Payment Adjustment

1. Will there be a change in the debtor's escrow account payment?

☐ No

☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with the applicable nonbankruptcy law.
Describe the basis for the change. If a statement is not attached, explain why:

Current escrow payment: \$271.84

New escrow payment: \$294.66

Part 2: Mortgage Payment Adjustment

2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?

☒ No

☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why:

Current interest rate:
Current Principal and interest payment:

New interest rate:
New principal and interest payment:

Part 3: Other Payment Change

3. Will there be a change in the debtor's mortgage payment for a reason not listed above?

☒ No

☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (Court approval may be required before the payment change can take effect).

Reason for change:

Current mortgage payment:

New mortgage payment:

Debtor 1 William Ollie Gay, Jr.
First Name Middle Name Last Name

Case number (if known) 19-02869-hb

Part 4: Sign Below

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box:

☐ I am the creditor.

☒ I am the creditor's attorney or authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

/s/ Christopher Giacinto Date 05/08/2020
Signature

Print: Christopher Giacinto Title Authorized Agent for Creditor
Company Padgett Law Group
Address 6267 Old Water Oak Road, Suite 203
Tallahassee FL, 32312
Contact phone (850) 422-2520 Email PLGinquiries@padgettlawgroup.com

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing has been furnished to the parties on the attached Service List by electronic service and/or by First Class U.S. Mail on this the 9th day of May, 2020.

/S/ Christopher Giacinto

CHRISTOPHER GIACINTO
PADGETT LAW GROUP
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
PLGinquiries@padgettlawgroup.com
Authorized Agent for Creditor

SERVICE LIST (CASE NO. 19-02869-hb)

Debtor

William Ollie Gay, Jr.
106 McKinney Lane
Greenville, SC 29615
dba Palmetto Paint Solutions
fdb First Choice Renovations

Co-Debtor

Karen Elizabeth Gay
106 McKinney Lane
Greenville, SC 29615

Attorney

Sidney Wike
311 Pettigru St.
Greenville, SC 29601

Trustee

Gretchen D. Holland
Ch. 13 Trustee Office
20 Roper Corners Circle, Suite C
Greenville, SC 29615

US Trustee

US Trustee's Office
Strom Thurmond Federal Building
1835 Assembly St.
Suite 953
Columbia, SC 29201



Shellpoint Mortgage Servicing
PO Box 10826
Greenville, SC 29603 0826
For Inquiries: (800) 365-7107

WILLIAM O GAY
106 MCKINNEY LN
GREENVILLE SC 29615

Analysis Date: April 21, 2020
Loan:
Property Address:
106 MCKINNEY LN
GREENVILLE, SC 29615

Annual Escrow Account Disclosure Statement - Account History

The following is an overview of your escrow account with Shellpoint Mortgage Servicing. It contains the history of escrow payments made on your behalf in the prior year, and a snapshot of the anticipated disbursements for the coming year. Any potential adjustments due to increases or decreases with your escrow items may affect your monthly escrow payment. If your escrow payment increases, your monthly payment will also increase. If the escrow payment decreases, your mortgage payment will decrease.

Payment Information			Contractual		Effective Jun 05, 2020		Prior Esc Pmt		June 05, 2019		Escrow Balance Calculation	
P & I Pmt:			\$610.86		\$610.86		P & I Pmt:		\$610.86		Due Date:	May 05, 2019
Escrow Pmt:			\$0.00		\$294.66		Escrow Pmt:		\$271.84		Escrow Balance:	-\$4,434.10
Other Funds Pmt:			\$0.00		\$0.00		Other Funds Pmt:		\$0.00		Anticipated Pmts to Escrow:	\$3,262.08
Asst. Pmt (-):			\$0.00		\$0.00		Asst. Pmt (-):		\$0.00		Anticipated Pmts from Escrow (-):	\$1,498.00
Reserve Acct Pmt:			\$0.00		\$0.00		Resrv Acct Pmt:		\$0.00			
Total Payment:			\$610.86		\$905.52		Total Payment:		\$882.70		Anticipated Escrow Balance:	-\$2,670.02

Shortage/Overage Information		Effective Jun 05, 2020
Upcoming Total Annual Bills		\$3,535.96
Required Cushion		\$589.33
Required Starting Balance		\$1,473.35
Escrow Shortage		-\$4,143.37
Surplus		\$0.00

Cushion Calculation:		Because Shellpoint Mortgage Servicing does not set your tax amounts or insurance premiums, your escrow balance contains a cushion of 589.33.
		A cushion is an additional amount of funds held in your escrow in order to prevent the balance from becoming overdrawn when an increase in the disbursement amount occurs. Your lowest monthly balance should not be below 589.33 or 1/6 of the anticipated payment from the account.

This is a statement of actual activity in your escrow account from Oct 2019 to May 2020. Last year's anticipated activity (payments to and from your escrow account) is next to the actual activity.

Date	Payments to Escrow		Payments From Escrow		Description	Escrow Balance	
	Anticipated	Actual	Anticipated	Actual		Required	Actual
					Starting Balance	0.00	(5,430.03)
Oct 2019		128.23			* Escrow Only Payment	0.00	(5,301.80)
Oct 2019		128.23			* Escrow Only Payment	0.00	(5,173.57)
Oct 2019		597.43			* Escrow Only Payment	0.00	(4,576.14)
Dec 2019		597.43			* Escrow Only Payment	0.00	(3,978.71)
Dec 2019				2,037.96	* County Tax	0.00	(6,016.67)
Jan 2020		597.43			* Escrow Only Payment	0.00	(5,419.24)
Feb 2020		465.14			*	0.00	(4,954.10)
Feb 2020		520.00			* Insurance Refund	0.00	(4,434.10)
					Anticipated Transactions	0.00	(4,434.10)
Feb 2020				1,498.00	Hazard		(5,932.10)
May 2020		3,262.08 ^P					(2,670.02)
	\$0.00	\$6,295.97	\$0.00	\$3,535.96			

An asterisk (*) indicates a difference from a previous estimate either in the date or the amount. If you want a further explanation, please call our toll-free number.

P - The letter (P) beside an amount indicates that the payment or disbursement has not yet occurred but is estimated to occur as shown.

Shellpoint Mortgage Servicing
For Inquiries: (800) 365-7107

Analysis Date:

April 21, 2020

Loan:

Annual Escrow Account Disclosure Statement - Projections for Coming Year

This is an estimate of activity in your escrow account during the coming year based on payments anticipated to be made to and from your account.

Date	Anticipated Payments		Description	Escrow Balance	
	To Escrow	From Escrow		Anticipated	Required
			Starting Balance	(2,670.02)	1,473.35
Jun 2020	294.66			(2,375.36)	1,768.01
Jul 2020	294.66			(2,080.70)	2,062.67
Aug 2020	294.66			(1,786.04)	2,357.33
Sep 2020	294.66			(1,491.38)	2,651.99
Oct 2020	294.66			(1,196.72)	2,946.65
Nov 2020	294.66			(902.06)	3,241.31
Dec 2020	294.66	2,037.96	County Tax	(2,645.36)	1,498.01
Jan 2021	294.66			(2,350.70)	1,792.67
Feb 2021	294.66	1,498.00	Hazard	(3,554.04)	589.33
Mar 2021	294.66			(3,259.38)	883.99
Apr 2021	294.66			(2,964.72)	1,178.65
May 2021	294.66			(2,670.06)	1,473.31
	\$3,535.92	\$3,535.96			

(Please keep this statement for comparison with the actual activity in your account at the end of the escrow accounting computation year.)

Your ending balance from the last month of the account history (escrow balance anticipated) is (2,670.02). Your starting balance (escrow balance required) according to this analysis should be \$1,473.35. This means you have a shortage of 4,143.37.

This shortage may be collected from you over a period of 12 months or more unless the shortage is less than 1 month's deposit, in which case we have the additional option of requesting payment within 30 days. We have decided to do nothing.

We anticipate the total of your coming year bills to be 3,535.96. We divide that amount by the number of payments expected during the coming year to obtain your escrow payment.

New Escrow Payment Calculation

Unadjusted Escrow Payment	\$294.66
Surplus Reduction:	\$0.00
Shortage Installment:	\$0.00
Rounding Adjustment Amount:	\$0.00
Escrow Payment:	\$294.66

TO THE EXTENT YOUR OBLIGATION HAS BEEN DISCHARGED, DISMISSED OR IS SUBJECT TO AN AUTOMATIC STAY OF BANKRUPTCY ORDER UNDER TITLE 11 OF THE UNITED STATES CODE, THIS NOTICE IS FOR COMPLIANCE AND INFORMATION PURPOSES ONLY AND DOES NOT CONSTITUTE A DEMAND FOR PAYMENT OR ANY ATTEMPT TO COLLECT ANY SUCH OBLIGATION.



Detach Here



Shellpoint Mortgage Servicing
PO Box 10826

Greenville, SC 29603 0826
(800) 365-7107

Escrow Shortage Reply (This is not a bill)

Loan Number:

Full Shortage Amount:

\$4,143.37

Payment Amount:

\$ _____

Your escrow shortage has been spread over 0 months, resulting in an additional increase in your monthly payment in the amount of 0.00.

Shellpoint Mortgage Servicing
P.O. Box 740039
Cincinnati, OH 45274-0039

IF YOU CHOOSE to pay your shortage in full, please visit www.ShellpointMtg.com in order to expedite your payment. You can also mail this coupon with your remittance of the full shortage amount to the address to the left